



Archaeological building recording at The Old Manse High Street, Guilsborough, Northamptonshire December 2013

Planning reference DA/2012/0830(13.5.13)

Report No. 14/1

Author: Tim Upson-Smith

Illustrator: Amir Bassir



**Archaeological building recording at
The Old Manse, High Street, Guilsborough,
Northamptonshire
December 2013**

Planning reference DA/2012/0830(13.5.13)

Report No. 14/1

Quality control and sign off:

Issue No.	Date approved:	Checked by:	Verified by:	Approved by:	Reason for Issue:
1	29.01.14	Pat Chapman	Adam Yates	Andy Chapman	Draft for client review

Author: Tim Upson-Smith

Illustrator: Amir Bassir

© MOLA (Museum of London Archaeology) 2014

MOLA
Bolton House
Wootton Hall Park
Northampton
NN4 8BN
01604 700 493
www.mola.org.uk
business@mola.org.uk

STAFF

Project Manager: Adam Yates BA, MIfA
Text: Tim Upson-Smith BA, PG Dip
Fieldwork: Tim Upson-Smith and Gemma Hewitt BA
Illustrations: Amir Bassir BSc

OASIS REPORT FORM molanort1-169955

PROJECT DETAILS		OASIS No:
Project title	Archaeological building recording at The Old Manse, High Street, Guilsborough Northamptonshire December 2013	
Short description	Northamptonshire Archaeology carried out a buildings recording action at The Old Manse, High Street, Guilsborough, Northamptonshire prior to the conversion of its outbuildings to domestic use. The survey demonstrated that the stand-alone building at the end of the garden was a later building which may have incorporated elements of the former Baptist Chapel which stood at the end of the garden. The south-west range on the rear of the property was formerly a stable and coach house with a hayloft over. This building although slightly altered over the years, retained some original features.	
Project type	Building assessment	
Previous work	Unknown	
Future work	Unknown	
Monument type and period	Late 19th-century	
PROJECT LOCATION		
County	Northamptonshire	
Site address	The Old Manse, High Street, Guilsborough	
NGR	SP6751 7302	
Area	800sqm	
PROJECT CREATORS		
Organisation	Northamptonshire Archaeology	
Project brief originator	Hb architects	
Project design originator	Northamptonshire Archaeology	
Director/Supervisor	Tim Upson-Smith	
Project Manager	Adam Yates	
Sponsor or funding body	The owner Mr Andrew Herring	
PROJECT DATE		
Start date	December 2013	
End date	December 2013	
BIBLIOGRAPHY		
Title	Archaeological building recording at The Old Manse, High Street, Guilsborough Northamptonshire December 2013	
Serial title & volume	Northamptonshire Archaeology Report 14/1	
Author(s)	Tim Upson-Smith	
Page number		
Date	January 2014	

Contents

1	INTRODUCTION	1
2	OBJECTIVES AND METHODOLOGY	1
3	HISTORICAL BACKGROUND	4
4	BUILDING ASSESSMENT	5
	4.1 Detached building	5
	4.2 South-west range	9
5	DISCUSSION	15
	BIBLIOGRAPHY	17
	APPENDIX 1: LISTING DESCRIPTION	18

Figures

- Fig 1: Site location
- Fig 2: The Old Manse
- Fig 3: 1st edition Ordnance Survey map of 1885
- Fig 4: The detached building, looking south-west
- Fig 5: Blocked doorway on the south wall of the detached outbuilding
- Fig 6: The interior of the detached outbuilding, looking east
- Fig 7: Detached building, plan and elevations
- Fig 8: South-west range, plans and elevations
- Fig 9: South-west range, looking north
- Fig 10: Gable end of south-west range, looking north-east
- Fig 11: South-west range, detail showing blocked arch
- Fig 12: General view of the interior of the former stable
- Fig 13: Fireplace opening in the former tack room
- Fig 14: Wooden tack hooks in the former tack room
- Fig 15: Coach room with surviving tack hooks on the wall
- Fig 16: The opening from the former coach room to the possible former fuel store, with the exposed cob wall visible
- Fig 17: The boiler room
- Fig 18: The current access to the hayloft
- Fig 19: The hayloft,
- Fig 20: First floor storage
- Fig 21: The garden pond, which has the stonework for the baptistery of the old Chapel visible below the mesh

ARCHAEOLOGICAL BUILDING RECORDING AT
THE OLD MANSE, HIGH STREET, GUILSBOROUGH
NORTHAMPTONSHIRE
DECEMBER 2013

Abstract

Northamptonshire Archaeology carried out a buildings recording action at The Old Manse, High Street, Guilsborough, Northamptonshire prior to the conversion of its outbuildings to domestic use. The survey demonstrated that the stand-alone building at the end of the garden was a later building which may have incorporated elements of the former Baptist Chapel which stood at the end of the garden. The south-west range on the rear of the property was formerly a stable and coach house with a hayloft over, this building although slightly altered over the years retained some original features.

1 INTRODUCTION

Northamptonshire Archaeology (NA) was commissioned by hb architects on behalf of the owner Mr Andrew Herring, to undertake a programme of archaeological building recording at The Old Manse, High Street, Guilsborough, Northamptonshire (NGR SP 6751 7302, Fig 1).

The work was carried out in response to the proposed conversion of the former stable and coach house into domestic space.

2 OBJECTIVES AND METHODOLOGY

The objectives of the work were to:

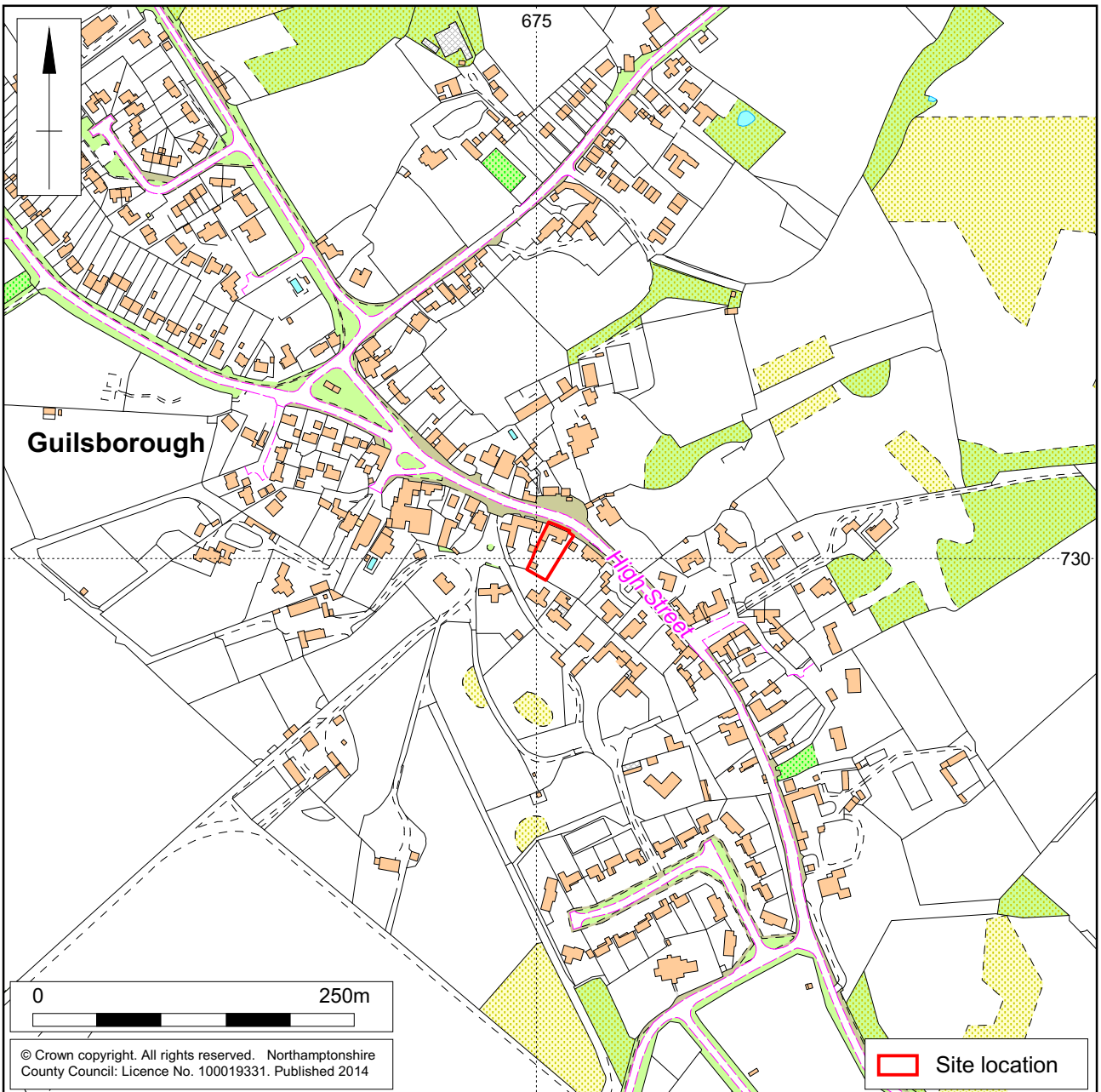
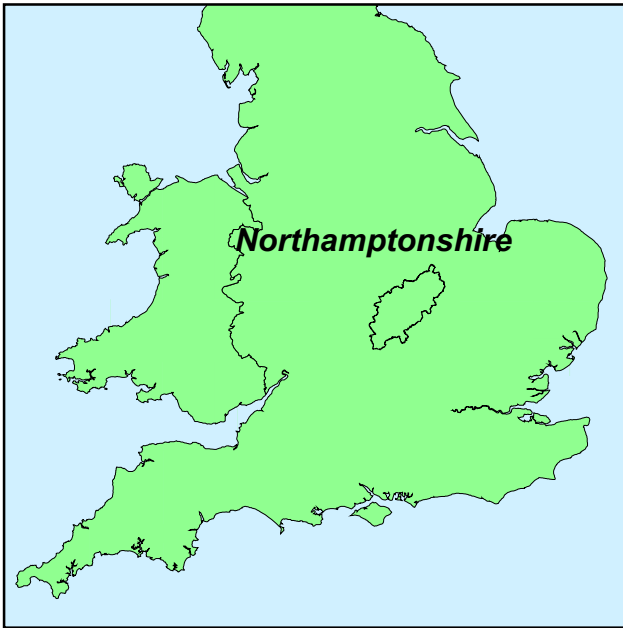
- provide a drawn and photographic record of the buildings;
- understand the functioning of the buildings within the life of the farm.

A site visit was made on Thursday 19th December 2013. The work was carried in accordance with the Written Scheme of Investigation (WSI) (NA 2013).

The buildings were recorded in accordance with the standards, conventions and specifications defined in English Heritage, *Understanding Historic Buildings, A guide to good recording practice* (2006). The record conformed in general to that of Level Two.

All principal exterior elevations, where possible, were photographed. All rooms were photographically recorded and included significant structural or decorative details that may be lost during alterations or moved to alternative locations within the building.

A plan of the building, provided by the developers, was checked for accuracy on site. Fixtures and fittings, which related to the buildings' early use, were recorded and former uses of the individual buildings were postulated where sufficient evidence remained to do so.



Scale 1:5,000

Site location Fig 1



Scale 1: 250

The Old Manse Fig 2

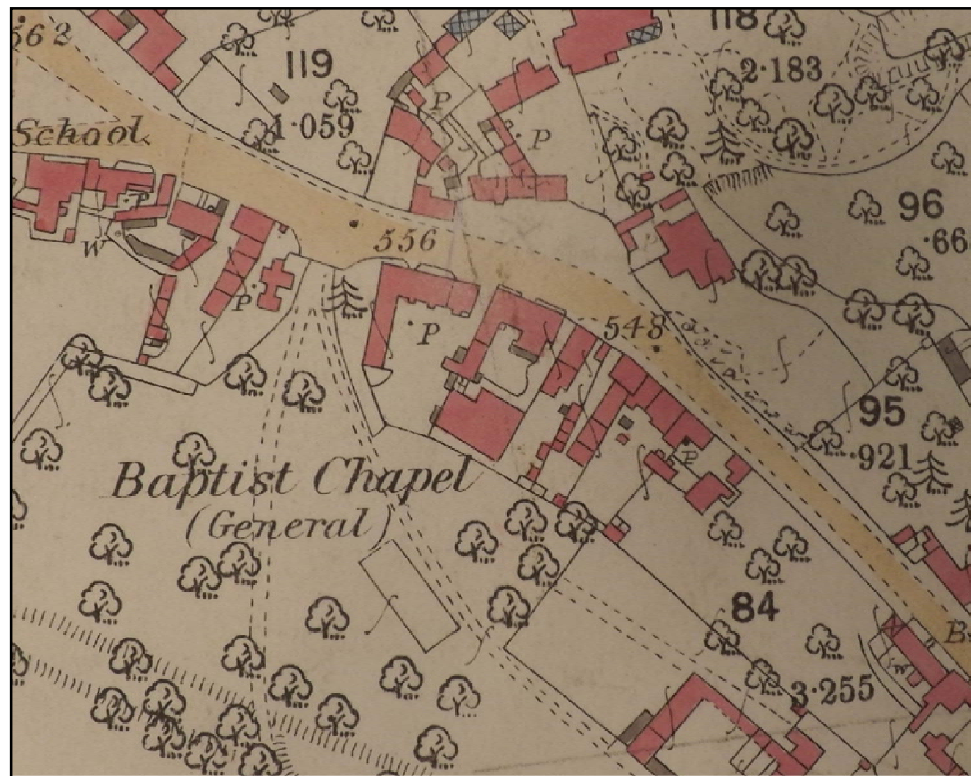
3 HISTORICAL BACKGROUND

The Old Manse has a brief entry in the latest edition of 'Pevsner' (Bailey *et al* 2013, 312), 'the OLD MANSE. Brick, of two storeys, five bays with the centre bay recessed. Nice doorcase.' No mention is made of the surveyed elements of the property.

3.1 1st edition Ordnance Survey map of 1885

The 1st edition Ordnance Survey map of 1885 clearly shows The Old Manse and the now demolished Baptist Chapel in the southern end of the garden of the property (Fig 3). The south-west wing which was surveyed is clearly shown; it does, however, appear to have a small extension on its western side, with a possible external stair to the hayloft above. No internal blockings were observed and the western external elevation was not accessible during the survey.

The small brick building in the southern part of the site is within the footprint of the former Baptist Chapel, and may incorporate elements of the south-west corner of the now demolished chapel. The baptistry of the Chapel survives in the garden as an ornamental pond (Fig 21)



1st edition Ordnance Survey map of 1885

Fig 3

4 BUILDING ASSESSMENT

The building was visited on the 19th December 2013 to carry out a photographic, written and drawn survey of the building. It was not possible to fully access the western elevation, as the land is under separate ownership. The survey encompassed two buildings, a small detached brick-built single-storey building at the southern end of the garden and a one and a half storey brick-built range on the south-west side (rear elevation) of The Old Manse.

4.1 Detached building

Exterior

This small detached single storey red brick building is located at the southern end of the garden (Fig 7). The walls are red brick in an irregular bond and the roof is Welsh slate. There is a single entrance on the north side which has a concrete lintel; the door is a modern split stable style door. The single window also on the north side is a modern two light wooden casement also having a concrete lintel (Fig 4). There are two blocked openings on the building, both with segmental brick arches, a former doorway on the south side (Fig 5) and one on the east elevation, which was likely to have been a window. It was not possible to trace the full extent of the blocking due to plant growth.



The detached building, looking south-west

Fig 4



Blocked doorway on the south wall of the detached outbuilding

Fig 5

Interior

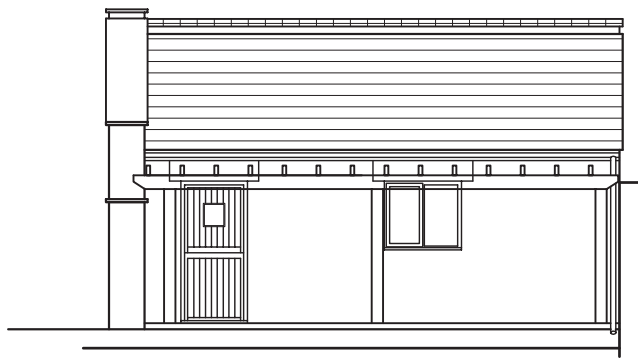
The interior of the building consists of a single room with a concrete floor and white painted brickwork walls. The roof is a simple timber truss and purlin (Fig 6).



The interior of the detached outbuilding, looking east

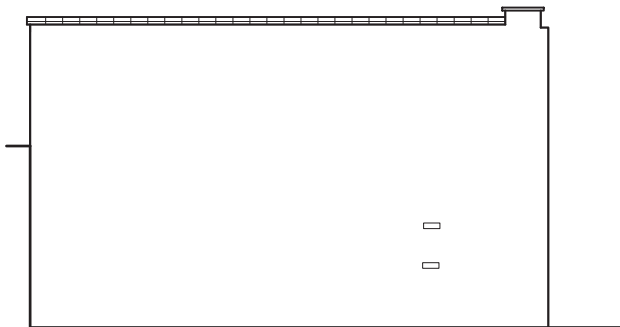
Fig 6

It is likely that this small building incorporates elements of the former Baptist chapel in its west, south and possibly east walls, otherwise the roof structure and the north elevation with its door and window are modern.

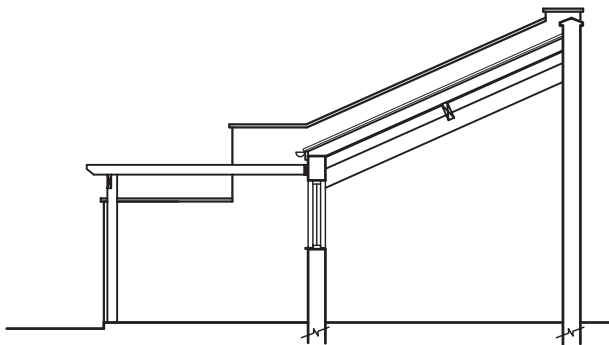


North

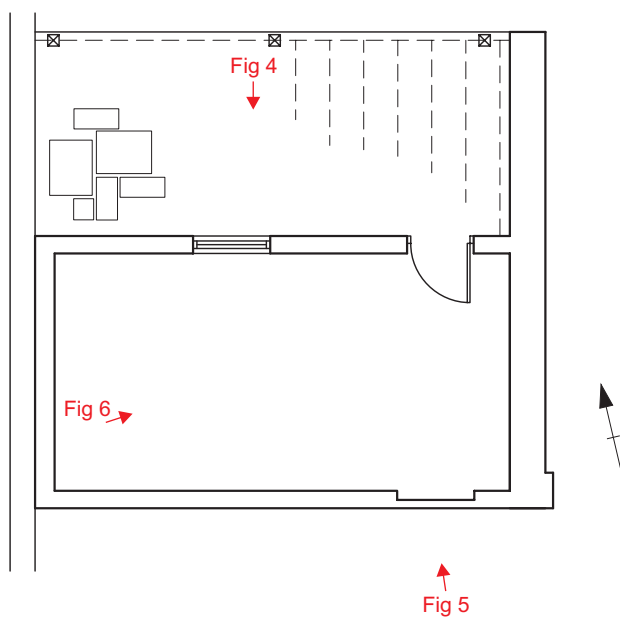
Fig 7



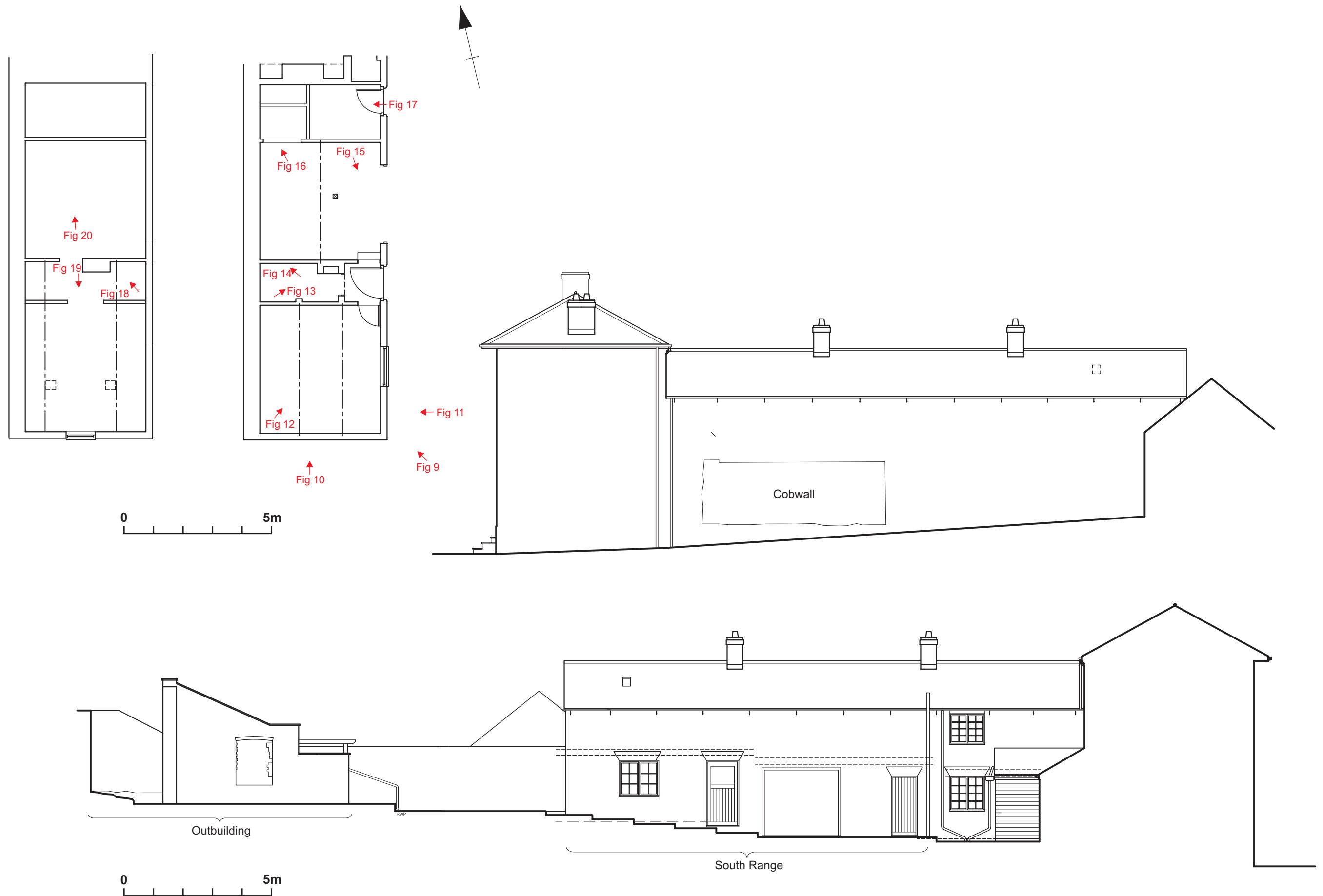
South



Section



0 5m



4.2 South-west range

It was only the southern end of the south-west range which fell within the scope of the survey; the range joined onto the back of The Old Manse and was seemingly contemporary with it (Fig 8). The exterior of the range is mostly in red brick with an element of cob wall at ground floor level on the west elevation. The roof is in Welsh slate.

Exterior

There are three entrances to the range on the east elevation (Figs 8 and 9), the southern of these is taller and wider with curved bricks to either side and a flat brick arch over suggesting that this was the stable entrance for a horse, adjacent to this is a wider opening with a timber lintel, this opens into what was likely to be a small coach room. The final door is a normal-sized door, with a ledged and braced plank door and flat brick arch over. The single window in this elevation was a later alteration as the wooden casement is wider than the flat brick arch over (Fig 11). The southern elevation has a single window at loft level which is inside the reduced opening of the former hayloft entrance (Fig 10).



South-west range, looking north

Fig 9



Gable end of south-west range, looking north-east

Fig 10



South-west range, detail showing blocked arch

Fig 11

Adjacent to the window on the east elevation is a small blocked arched opening (Fig 11), the opening did not have a brick arch over, the existing courses having been cut to form the arch. The original purpose of this feature is not clear, and there was no visible evidence on the interior of the building to suggest a purpose.

Interior, ground floor

The ground floor comprises four rooms, the former stable, tack room, coach room and a further small storeroom (Fig 8). The former stable (Fig 12) has a cobble floor with a brick edging, the walls are painted brick and the ceiling is reed and plaster. No visible evidence survives of any divisions for stalls. The door between this room and the tack room is a split stable door.



General view of the interior of the former stable Fig 12

The tack room has a laid brick floor, the walls are painted plaster over brick and the ceiling reed and plaster. This room has a chimney and the opening for a small cast iron stove which has been removed (Fig 13), the wooden tack hooks survive on the wall (Fig 14).



Fireplace opening in the former tack room Fig 13



Wooden tack hooks in the former tack room

Fig 14

It is likely that there was originally a door separating the former tack room from the stable entrance lobby, so that the heat from the fireplace was retained in the room. From the entrance lobby there is a door with a step down leading into the former coach room.

The floor of the former coach room is laid brick with painted brick walls, a section of the rear wall is painted cob, the ceiling is reed and plaster. Wooden tack hooks survive on the south wall of the room (Fig 15).



Coach room with surviving tack hooks on the wall

Fig 15

The fourth room on the ground floor was originally separate from the coach room, until an opening was made between the two rooms which is not full height. The room has its own door leading in from the garden. The room currently houses the central heating

boiler, but the presence beyond that of two low separated bays would suggest that an earlier function was perhaps as a coal or wood store for the house. The floor is concrete, the walls are painted brick apart from the rear wall which is cob (Fig 16), the ceiling is the exposed joists and beam for the room above (Fig 17).



The opening from the former coach room to the possible former fuel store, with the exposed cob wall visible Fig 16



The boiler room Fig 17

First floor

The first floor is currently accessed via a ladder in the lobby outside the former tack room (Figs 8 and 18). Due to the nature of the floor at first floor level the former hayloft was not entered.



The current access to the hayloft

Fig 18

The first floor is split into three rooms with the former hayloft at the southern end (Fig 19). The hayloft has two roof lights and a window set in to the reduced opening of the former doorway at the southern end. The exposed roof structure is common rafters supported on purlins, the common rafters being attached to a timber wall plate.



The hayloft

Fig 19



First floor storage

Fig 20

The roof structure in the rest of the first floor has ties between the purlins, but these are separate to the common rafters, so do not form part of a truss (Fig 20). The small room at the northern of the first floor had the cold water tank for the boiler room below.

5 DISCUSSION

The survey recorded the detached outbuilding at the southern end of the garden, it was apparent from the survey that this building was quite recent, although it incorporates elements of the former Baptist Chapel which stood in the garden, as can be seen in the blocked opening in the southern and eastern walls.

The south-west range appears to be broadly contemporary with the construction of the 'Old Manse' and would have served as stable, coach room with hayloft and storage over. The survey demonstrated that this building although broadly unaltered internally, had seen alterations to some of the openings with a window replacing the hayloft door and the ground floor window being wider than the brick arch over.

Evidence for the now demolished Chapel which stood in the garden was limited to the possible elements incorporated into the detached outbuilding and the garden pond which is the old baptistry for the Chapel (Fig 21).



The garden pond, which has the stonework for the baptistry of the old Chapel visible below the mesh (Fig 21)

BIBLIOGRAPHY

English Heritage 2006 *Understanding Historic Buildings: A guide to good recording practise*

IfA 2001, revised 2008 *Standard and guidance for the archaeological investigation and recording of standing buildings and structures*, Institute for Archaeologists

NA 2013 *Written scheme of investigation for level 2 building recording at The Old Manse Guilsborough, Northamptonshire* Northamptonshire Archaeology

Bailey, B, Pevsner, N, and Cherry, B, 2013 *The buildings of England: Northamptonshire*, Yale University Press

Woodforde, J, 1983 *Farm Buildings*, Routledge and Kegan Paul, London

Websites

www.imagesofengland.org.uk

APPENDIX 1: LISTING DESCRIPTION

GUILSBOROUGH

HIGH STREET (West side) The Old Manse

Grade II

Manse, now house. Early 19th-century. Brick with slate roof. 4-unit plan. 2 storeys; symmetrical 5-window range of sashes with glazing bars under wedge lintels. Central 6-panelled door has flight of steps and fanlight with glazing bars. Centre bay recessed. Hipped roof with deep eaves soffit and brick stacks at ridge and end.



MOLA
Bolton House
Wootton Hall Park
Northampton
NN4 8BN
01604 700 493
www.mola.org.uk
business@mola.org.uk